

170.B

0001

0310.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

453,200 / 453,200

USE VALUE:

453,200 / 453,200

ASSESSED:

453,200 / 453,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP	Unit #:	310
Owner 1: FISHMAN FREDA		
Owner 2:		
Owner 3:		
Street 1: 88 PARK AVE #310		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1020 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

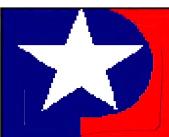
Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	453,200			453,200		143838
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

**USER DEFINED**

Prior Id # 1:	143838
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	16:26:21
LAST REV	
Date	Time
05/22/18	15:50:22
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	453,200	0	.	.	453,200		Year end	12/23/2021
2021	102	FV	446,800	0	.	.	446,800		Year End Roll	12/10/2020
2020	102	FV	434,100	0	.	.	434,100	434,100	Year End Roll	12/18/2019
2019	102	FV	427,900	0	.	.	427,900	427,900	Year End Roll	1/3/2019
2018	102	FV	353,700	0	.	.	353,700	353,700	Year End Roll	12/20/2017
2017	102	FV	307,800	0	.	.	307,800	307,800	Year End Roll	1/3/2017
2016	102	FV	307,800	0	.	.	307,800	307,800	Year End	1/4/2016
2015	102	FV	287,700	0	.	.	287,700	287,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	2139-1 5		8/1/1991		147,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH
Type:	7 - Condo Garden	Full Bath:	1	Rating:	Average	
Sty Ht:	1 - 1 Story	A Bath:		Rating:		
(Liv) Units:	1	Total:	1	3/4 Bath:		
Foundation:	3 - BrickorStone	A 3QBth:		Rating:		
Frame:	1 - Wood	1/2 Bath:	0	Rating:	Average	
Prime Wall:	7 - Brick	A HBth:		Rating:		
Sec Wall:		OthrFix:		Rating:		
Roof Struct:	2 - Hip	WSFlue:		Rating:		
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	RESIDENTIAL GRID
Color:	BRICK	A Kits:		Rating:		1st Res Grid Desc: Line 1 # Units 1
View / Desir:	F - Fair	Frp:	0	Rating:	Average	Level FY LR DR D K FR RR BR FB HB L O
GENERAL INFORMATION		WSFlue:		Rating:		Other
Grade:	C+ - Average (+)	CONDOS INFORMATION				Upper
Year Blt:	1984	Eff Yr Blt:		Location:	R - Rear	Lvl 2
Alt LUC:		Alt %:		Total Units:		Lvl 1
Jurisdict:		Fact:	.	Floor:	2 - 2nd Floor	Lower
Const Mod:				% Own:	2.039999962	Totals RM: 5 BR: 2 Bath: 1 HB: 0
Lump Sum Adj:				Name:	29 - 6044	
INTERIOR INFORMATION		DEPRECIATION		REMODELING	RES BREAKDOWN	
Avg Ht/FL:	STD	Phys Cond:	GD - Good	Exterior:	No Unit RMS BRS FL	
Prim Int Wal:	1 - Drywall	Functional:		Interior:	1 5 2 0	
Sec Int Wall:		Economic:		Additions:		
Partition:	T - Typical	Special:		Kitchen:		
Prim Floors:	4 - Carpet	Override:		Baths:		
Sec Floors:		Total:	16.8 %	Plumbing:		
				Electric:		
				Heating:		
				General:		
				Totals		
				1	5	2
				SUB AREA		
				SUB AREA DETAIL		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	3 - Electric
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100
	% AC:
Solar HW:	NO
	Central Vac:
% Com Wal	% Sprinkled

MOBILE HOME

Make:

SPEC FEATURES/YARD ITEMS

PARCEL ID 170.B-0001-0310

IMAG

AssessPro Patriot Properties, Inc

